



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

April 24, 2014

DRAFT Meeting Minutes

ATTENDANCE

James Finn, Vice Chairman – present

Pamela Skinner – present

Lisa Ferrisi – present

Justin Pare, Alternate – present

Wayne Morris, Chairman – excused

Bernie Rouillard – excused

The meeting was called to order at 7:30 PM.

Minutes for Approval

- April 10, 2014 – Draft minutes
 - *Motion to approve by Ms. Skinner, second by Ms. Ferrisi, approved 2-0-2.*

Planning Board Case Review – May 7, 2014

Case# 2014-15, WWPD Special Permit, 40 Mitchell Pond Rd (3-A-609): Construction of an In-Ground Swimming Pool and Surrounding Patio, Review of Grading Plan

- Tory Bianchi of Custom Pools presented on behalf of Sean and Diane Sweeney, property owners. The grading plan and patio construction were reviewed to support installation of an in-ground swimming pool within the WWPD. The existing grade will be cut and redistributed on the back side of the pool. A rain garden will be implemented to catch water thereby maintaining conservation integrity.
- An explanation of the salt water and CO2 systems was provided to the committee. A landscaping plan has not been completed, but the owners intend to replant with natural vegetation.
- No comments from CC.

Case# 2014-17/8, WWPD Special Permit, 8 Doiron Road, (13-K-37A): Construction of a 4 Bedroom, Single Family Residence within the WWPD, with a Conservation Easement Deed

- Mark Gross of MHF Design Consultants presented for SRREEC – case was heard on April 10th for a variance application presented to ZBA on April 22nd.
- Variance was granted for construction within WWPD – proposal is to use 0.38 acres of the 5.97 acre parcel to build the single-family residence. Remaining acreage will be put into a conservation easement to the Town of Windham. ZBA approval included several conditions:

- Recording the conservation easement deed which was provided at the April 10th CC meeting.
- A drainage easement adjacent to the existing culverts on Doiron Road to allow for town maintenance.
- A driveway easement to facilitate the abutting property.
- No fertilizers or pesticides to be used except by natural means, as recommended by CC on April 10th.
- The septic design has already been approved by the State of NH and is not within the WWPD. A roof infiltration system is being proposed to recharge rainfall, as well as an infiltration trench at the end of the driveway to mitigate runoff from paved areas.
- Slightly less than 10,000 sf disturbance within WWPD is being requested in the Watershed special permit application to the Planning Board on May 7th.
- No comments or objections from CC.

TRC Case Review – April 22, 2014

None

ZBA Case Review – May 13, 2014

Case# 14-2014, 22 Walkey Road, (17-I-120):

- Construction of a 670 sf two-story addition to an existing home, construction of a new 24' x 24' detached garage, and a new septic system in the Cobbetts Pond / Canobie Lake Watershed Protection Overlay District. Relief from 2 sections requested:
 - Increase in the footprint of a non-conforming structure resulting in further non-conformance.
 - Construction of a single family home addition 18' from sideline where 30' are required and 18' from frontline where 50' is required.
- Impervious coverage is 7,400 sf which is approximately 17% of the lot.
- No comments from CC.

Case# 15-2014, 21 Fish Road, (21-V-234):

- Raze and replace existing year-round single-family home 24' feet from the front lot line where 50' is required in the Cobbetts Pond / Canobie Lake Watershed Protection Overlay District.
- Non-conforming structure will increase from 910 sf to 1,288 sf plus a 276 sf deck on a 0.26 acre lot. The impervious surface was calculated as approximately 13.4%, not including driveway.
- No comments from CC.

Case# 16-2014, 135 Rockingham Road, (3-B-250):

- Construction of a 2,600 sf single-family home with a new well and septic, where the lot will not meet the minimal lot area by soil type. Lot is 1.18 acres and the proposed home is a one-story ranch, septic design is conditionally approved.
- No comments from CC.

Case# 17-2014, 72 Turtle Rock, (21-K-25):

- Addition of a roof over an existing L-shaped deck and to allow a side setback of 24' where 30' is required, and a waterfront setback of 29' where 50' is required. Variance relief has been granted for the deck.
- Additional variance is being requested for a new roof to replace the existing awning. The roofing extends beyond the deck and increases building coverage to 2,313 sf on the 0.29 acre lot.
- Comments from CC – the 38% of impervious surfaces exceeds the 20% acceptable coverage.

DES Correspondence

- Shoreline impact permit 2010-02554 for 19 Moeckel Road approved on 4/11/14 with conditions specified.

Other

- Conservation Committee members agreed to proceed with a building inspection on the Campbell Farm property to be purchased.

Non-Public Meeting per RSA 91-A:3 (d)

Motion made by Ms. Skinner, second by Mr. Pare to adjourn at 8:18 PM.

These minutes are in draft form and have been submitted for approval by Beth Ann Lapierre.